

Minutes
Planning Commission
Town of Wallingford VT.
14 September 2022
7:00 PM
Wallingford VT. 05773

Members Present: Erika J. Berner (Chair), Tony Masuck, Jill Burkett, Jeffrey Biasuzzi (alternate)

Member(s) Absent: Kevin Mullin and Lucy Thayer

Members of the Public: Laura Conti, John McClallen, Anthony Rossi, PEGTV present to record meeting.

I. Chair to call meeting to order

The meeting was called to order by E. Berner at 7:05PM.

II. Additions / Deletions Agenda items

Motion to accept Agenda as written made by J. Burkett. Seconded by T. Masuck. Motion PASSED.

III. Review and approval of minutes of June meeting

Motion to approve the minutes with changes made by T. Masuck. J. Burkett seconded. Motion PASSED.

IV. Zoning Administrator monthly report (July – August)

A total of 38 permits have been issued to date. The DRB held a Hearing in June for an Air BnB (short-term rental) in East Wallingford that was approved, and a change of lighting and sign lettering at the CITGO station. The lettering application passed, the lighting application did not.

V. Proposed Zoning Regulations:

- *T. Masuck / L. Thayer: draft of proposed Solar landscaping:* A motion to table was made by J. Burkett and seconded by T. Masuck. Motion PASSED.

J. Biasuzzi asked about landscaping. T. Masuck replied that landscaping was for commercial solar not private.

Discussion followed concerning dual structures (structures built primarily for solar panels but also serving another purpose like a carport.) E. Berner mentioned an email on the Zoning Administrator's listserv that is asking that question. Does the application have to comply with the structure permitting or did the solar paneling take precedent? She explained about an issue in South Burlington where an applicant wanted to build a carport to support rooftop solar panels in the front yard. Discussion followed. No action was taken.

- *E. Berner: Air BnB regulation (short-term rentals) draft*
E. Berner proposed to table draft as State proposed regulations for short-term rentals have not been finalized. T. Masuck seconded the motion. Motion PASSED

- *K. Mullins livestock (draft proposal)*
Discussion of the proposal wording was tabled.

J. Biasuzzi briefed the PC concerning the W. Rutland Zoning language concerning livestock.

Discussion followed:

How far away from occupied buildings must a livestock structure stand? - 150 feet from any occupied building (owner and neighbor).

E. Conti asked if that 150 feet was cleared land or built-up. She also mentioned that approximately 3 million chickens have been killed because of chicken flu.

J. Biasuzzi discussed the problems of attracting rats and other animals to storage containers not properly sealed, and waste disposal.

E. Berner suggested that the PC consider addressing the Select Board concerning livestock specifically as the VCLT suggested to West Rutland, to make it a Town Ordinance.

J. Burkett added that many people with chickens do not realize that they attract predators that go after chickens as well as small dogs and cats.

Discussion followed about the type of enclosures the West Rutland proposal was suggesting.

VI. Comments from Public

J. McClallen asked the PC why Air BnBs (short-term rentals) seems to have become a regulated issue and why the increase in the ordinances and Zoning Regulations. Discussion followed with J. Biasuzzi giving examples of why Air BnB (short-term rentals) are going to be regulated by the State and why they need Permits. E. Berner spoke about insurance not covering a structure if it is operating without a permit. No Action was taken.

VII. Next schedule meeting:

12 October

VIII. Adjourn

T. Masuck made a motion to adjourn meeting. J. Burkett seconded. Motion PASSED.
Meeting adjourned at 7.57PM.

Respectfully submitted by E. Berner

